

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	20 May 2019 Opening Time 1.45pm and closing time 2.50pm Site inspection undertaken before briefing
<b>LOCATION</b>	Liverpool City Council

#### BRIEFING MATTER(S)

**Panel Ref – 2019WCI011 – LGA – Liverpool – DA32/2019**

Address - 171-175 Fourteenth Avenue, Liverpool

Description – Demolition of existing structures, site remediation, the construction of six (6) four storey residential flat buildings and ancillary structures and roads and civil roads.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Peter Harle and Wendy Waller
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Kevin Kim, George Nehme and Boris Santana
<b>OTHER</b>	Suzie Jattan – Panel Secretariat

#### KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

- With the benefit of the site view, the Panel saw the site as not being consistent with the “Typical Characteristics” of the ‘band of development’ generating a “40+ dwellings per hectare” density noted in Table 3-1 of the Growth Centres DCP, and particularly that the site was not “Generally located immediately adjacent centres and/or rail based public transport.
- Accordingly, the density proposed seemed significantly excessive for the site with regards to that table.
- There also seemed to be a number of significant design issues including:
  - (a) height compliance;
  - (b) building separation;
  - (c) on site open space (roof top open space should be necessary in a green field location such as this).
  - (d) the use of central courtyards for public open space with poor solar access.
- Further information would be required as to whether the central accessway would be publicly accessible, and whether any public access should be reflected in the design.